

Long-term Rental Income (Estimated)

9 units	\$25,600	Monthly Gross
Annual Gross	\$307,200	

Vacancy 4%	\$ 12,288
Real Estate Tax	\$ 60,000
Property Insurance	\$ 12,997
Flood Insurance	\$ 6,077
Utilities	\$ 3,520
Repair and Maintenance	\$ 3,500
Management fees	\$ 10,000

Net Operating Income	\$198,818
Purchase price	\$3,990,000
CAP	5.0%

Short-term Rental Income

9 units	\$ 472,610
Annual Gross	

Cleaning fees	\$ 42,105
Airbnb Host Fees	\$ 53,611
Real Estate Tax	\$ 60,000
Property Insurance	\$ 12,997
Flood Insurance	\$ 6,077
Utilities	\$ 24,044
Repair and Maintenance	\$ 3,500
Supplies	\$ 10,093
Management fees	\$ 20,000

Net Operating Income	\$ 240,183
Purchase price	\$3,990,000
CAP	6.0%